

The Board reviewed the draft of the meeting dates for 2019.

## **MASTER PLAN HEARING**

- Ms. Mertz presented the amended Fair Share and Housing Element for the Master Plan.
- Ms. Mertz explained how the unit count was created and settled and how the prior rounds affected the result.
- Ms. Mertz presented the maps and areas of town included in the settlement plan.
- Ms. Mertz noted that there will be a Redevelopment Study Plan forthcoming to enable the opportunity for a potential adult care facility near the Glen Alpin site. Ms. Mertz continued to explain how the Redevelopment Study Plan may accommodate such a plan and help preserve the Glen Alpin property.
- Ms. Mertz noted that the abutting property meets the redevelopment criteria for this study.
- Mr. Hall noted that a Redevelopment Plan can better control any site plan for these properties.
- Ms. Mertz noted that the study will be present a draft early in the new year in anticipation of a hearing in mid-February.
- Ms. Mertz also noted that they would like to have this referred to the Township Committee by the March 1, 2019 so they may render a decision for the Compliance Hearing.
- Ms. Mertz noted that the Township was approved for a Durational Adjustment due to the fact that there is not adequate septic and sewer in Harding to currently meet its entire obligation.
- Ms. Mertz also noted that the Township received a waiver from having to allow development on any site not included in the Fair Share Housing Plan.
- Ms. Mertz noted the opportunity for additional units in the created overlay zone along the southern part of the Route 202 corridor.
- Mr. Dietz voice his concerns over the Hurstmont/Glen Alpin portion of the plan.

Mrs. Mary Prendergast of the Glen Alpin Conservancy offered the following public comments:

- Mrs. Prendergast noted that there was no mention of the fact that the Glen Alpin House is in a National Historic Registered District. Mr. Mertz responded that her firm had not approached that part of the project yet as they were focused on the Affordable Housing element for the sake of the hearing thus far.
- Mrs. Prendergast stated that she was very encouraged by the information she heard so far.
- Mrs. Prendergast cited her knowledge of the archeology of the Glen Alpin Property. She strongly recommends a study due to the various pieces of information regarding the original location of prior buildings on the property.
- Mrs. Prendergast raised the topic of sewer and water. Mr. Jones noted that the water line is being examined for extension.
- Mrs. Prendergast offered to share any archival information necessary to help the study.

Mr. Clew made a motion to approve the Fair Share Plan and amendment to the Master Plan Fair Share Housing Element. It was seconded by Mr. Newlin. A roll call vote went as follows:

For: Mr. Clew, Mr. Modi, Mr. Edgar, Mr. Jones, Mr. Newlin, Mr. Saulnier, and Mr. Chipperson

Against: Mr. Dietz

## **SUBCOMMITTEE UPDATES**

### Advisory Review

No report.

### Water and Environmental

No report.

#### Development Review

No report.

### LIAISON REPORTS

#### Board of Adjustment

- Mr. Newlin noted that the SYAS application for townhouses was ready for deliberation at the next meeting.
- Mr. Newlin reported that there was an application submitted for a cell tower at 8 Millbrook Road.
- Mr. Newlin noted that the BOA received an application for a small expansion at 52 Blue Mill Road.

#### Environmental Commission

- Mr. Clew reported that there was a discussion about the Rolling Knolls Landfill. He noted that there is a community advisory group in place and that they are awaiting recommendations from the EPA.
- Mr. Clew noted that Mr. Newlin is wrapping up the Living Landscape project.
- Mr. Clew reported that the EC had a lively debate on Fox Hunting.

#### HOST

- Mr. Dietz noted that HOST discussed the Municipal Trail and noted good use of the trail.
- Mr. Dietz reported that HOST is looking for potential acquisitions for the New Year.

#### Historic Preservation Commission

- Ms. Claytor reported on an application to restore a home at 210 Lees Hill Road.
- Ms. Claytor noted that there was a discussion about a home at 59 Millbrook Road that had received prior Demolition Delay.
- Ms. Claytor reported that there was a submission for a home at 52 Blue Mill Road.

#### CPAC

No report.

#### Township Committee

- Mr. Modi reported that they passed an ordinance regarding the trapping of foxes and coyotes.
- Mr. Modi noted that the Civic Association awarded their Citizen of the Year award to Karl Meister.

### OLD BUSINESS

None


### OTHER BUSINESS

Mr. Dietz inquired about advanced courses with the NJPO.

**ADJOURNMENT**

The meeting was adjourned at 10:13.

Respectfully Submitted by



A handwritten signature in blue ink, appearing to read 'Lori Taglairino', is written over a horizontal line. The signature is stylized with large, flowing loops.

Lori Taglairino, Planning Board Secretary